

179.0

0006

0023.D

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

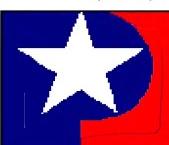
Total Card / Total Parcel

USE VALUE:

1,474,400 / 1,474,400

ASSESSED:

1,474,400 / 1,474,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
490		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1: SLAPIKOFF ROBERT & GAIL E	
Owner 2:	
Owner 3:	

Street 1: 490 APPLETON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BRIAN CALLAHAN COMPANY -

Owner 2: -

Street 1: 20 WOODBURY STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,787 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4887 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10787		Sq. Ft.	Site		0	70.	0.69	6									520,529						520,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10787.000	953,900		520,500	1,474,400			
Total Card		0.248	953,900		520,500	1,474,400	Entered Lot Size		
Total Parcel		0.248	953,900		520,500	1,474,400	Total Land:		
Source: Market Adj Cost			Total Value per SQ unit /Card:	301.70	/Parcel:	301.7	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0023.D										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	953,200	0	10,787.	520,500	1,473,700	1,473,700	Year End Roll	12/18/2019
2019	101	FV	753,200	0	10,787.	513,100	1,266,300	1,266,300	Year End Roll	1/3/2019
2018	101	FV	753,200	0	10,787.	394,100	1,147,300	1,147,300	Year End Roll	12/20/2017
2017	101	FV	753,200	0	10,787.	371,800	1,125,000	1,125,000	Year End Roll	1/3/2017
2016	101	FV	33,700	0	10,787.	342,100	375,800	375,800	Year End	1/4/2016
2015	130	FV		0	11,917.	334,300	334,300	334,300	Year End Roll	12/11/2014
2014	130	FV		0	11,917.	307,900	307,900	307,900	Year End Roll	12/16/2013
2013	130	FV		0	11,917.	307,900	307,900	307,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	66867-574		3/1/2016		1,199,000	No	No		
BICHAJIAN JOHN-	64595-566	Mult Lots	12/2/2014		464,000	No	No	PARCEL 2 IS 179-6-23A.	
BICHAJIAN JOHN	26936-425	Forclosure	12/26/1996		100	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2015	590	New Buil	313,000					
4/24/2015	399	Foundati	15,000	4/24/2015			Foundation.	

ACTIVITY INFORMATION

Date	Result	By	Name
3/8/2017	SQ Returned	EMK	Ellen K
4/14/2016	Info At Door	PT	Paul T
4/14/2016	Measured	PT	Paul T
5/28/2015	Permit Insp	PC	PHIL C
4/2/2015	Info Fm Prmt	PC	PHIL C
12/22/1999	Vacant Lot	264	PATRIOT
4/2/1997		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

